

APPROVED

Forest Grove Historic Landmarks Board
Community Auditorium, 1915 Main Street
May 22, 2018 -- 7:15 P.M. Page 1 of 2

Members Present: Jennifer Brent, George Cushing, Larissa Whalen Garfias, Kelsey Trostle, Holly Tsur (1 vacancy)
Members Excused: Bill Youngs
Staff Present: James Reitz
Council Liaison: Tom Johnston was excused
Citizens Present: 04 (Neil Poulsen, Julian and Laurel Medinger, James Golden)

1. **Call to Order:** Tsur opened the meeting at 7:15 p.m.
2. **Citizen Communication:** Neil Poulsen of the Historic Resource Team (a sub-committee of the Friends of Historic Forest Grove) made a presentation to the Board. He said that their objective was to support the city's Landmarks and National Historic Districts. He reported that they received an \$860 CEP grant to design a resource guide, and that they are working with Amy Rogers (designer of the City's historic district brochures) to do so. They will need to find another source for printing however.

3. **Action Items / Discussion:**

- A. **Design Review: James T. Buxton (a.k.a. Moore) House at 2206 12th Avenue (Washington County Tax Lot 1S306CA08200). Applicants: Julian and Laurel Medinger. File Number: 311-18-000009-PLNG.**

Tsur went over the Design Review Hearing Procedures and then noted it was a window replacement request. No conflicts of interest were declared and there were no public challenges for Board member participation. Tsur then read the applicable criteria and requested a summary of the staff report.

Reitz presented a PowerPoint showing the windows being requested to be replaced. Based on the photos provided by the applicants, the windows appeared to be in sound condition, but have suffered from some deferred maintenance. Because the windows appeared to be substantially intact and repairable, staff recommended that they be retained.

Tsur then called upon the applicants to present their testimony. Julian Medinger said that they were withdrawing the request to replace the first-floor windows because they could not locate accurate replacements. They were now only requesting replacement of the second-story windows because they could be accurately replaced with more energy-efficient windows. He said he had worked with the existing windows trying to get them more weathertight but was not entirely successful in preventing infiltration and insect infestation; in addition, some windows are not operable at this time. He further noted that the second-story windows could only be cleaned from the outside whereas new windows could be cleaned from the inside.

James Golden of Renewal by Andersen windows described his product and advised that the new windows would be double-pane, were made of a 40% wood product with polymers added, and the appearance would replicate that of the original wood windows. He noted that almost all wood windows made today were actually vinyl clad. The Renewal windows would not deteriorate and are permanently painted so painting was not required although they could be painted if a different color was desired.

Neil Poulsen offered that he was familiar with the house and expressed support for replacing the original windows with new units.

Having no other proponents, Tsur then called for any opponents to present their testimony. There being none, Tsur then called for any other testimony. As there was none, the Board then asked questions of the applicants, including:

- Has the house been insulated? Mr. Medinger replied that the house was totally insulated when they had it rewired and replumbed, including the heat ducts. He felt that there was too much energy loss due to the windows.
- What about using storm windows to minimize energy loss? Mr. Medinger replied that he didn't think they were very attractive and were difficult to install and remove. He noted that several windows on the back of the house had been previously replaced and were double-pane. Mr. Golden said that his research shows that storm windows do not reduce heat loss that much. Tsur then read a paragraph out loud from NPS Preservation Brief 9 (staff report Exhibit 5) that other research shows they do.

Having no further testimony, Tsur declared the public hearing closed and the Board deliberated. Among the Board's concerns was a desire to not start changing windows for conveniences sake, and to not let heat loss statistics overpower historic appearances. It was noted that new windows would be easier to clean. It was also noted that heat loss could be curtailed by heavier curtains and storm windows.

Cushing observed that the windows were a significant, distinguishing feature of the house. Tsur commented that "unfortunately, higher maintenance and heating expenses were sometimes a part of owning an older home." Trostle observed that older homes were not designed to be air-tight, and if air infiltration was to decrease, it could affect indoor air quality.

Having no further deliberation, Tsur requested a motion. **Cushing/Trostle motioned to deny the application because the project does not meet the standards of Development Code Section 10.5.220(D)(1)(b), (e), (f) and (i); and Section 10.5.220(D)(4)(j)(iv), (v) and (vi). Motion carried unanimously.**

The Board advised the applicants that grant money was available to aid in the repair of the windows. Reitz was requested to provide the applicants with a grant application and a list of window restoration contractors.

Mr. Golden asked what the process would be if the windows were damaged from a storm or by a tree branch. Reitz replied that those decisions would be made on a case-by-case basis.

- B. Media Outreach and Editorial Calendar** – Trostle said the Eric Stewart Award article had been submitted. Tsur said she will do a recap of the design standards for the News Times and a preservation grants recap article for the FHFG newsletter.

4. Old Business/New Business:

- Approval of HLB Meeting Minutes. The meeting minutes of April 24, 2018 were approved with a minor typographical correction.
- Council Liaison Report: No report, as Johnston was excused.
- FHFG Report: No report. Tsur commented that Melody Havelock was planning to continue to attend Board meetings as a liaison to the Friends.
- Staff Update: Reitz reported that the City Council had approved the Pacific University Master Plan. As part of the plan, the university will be required to submit to the City an analysis of the historic buildings on and near the campus.
- New Business: Tsur requested that Jeff King be invited to a future meeting to talk about potential alternate funding opportunities. She also noted the Board needs to ensure that next year's Eric Stewart Award winner and photo contest winners have their photos included in the Council's presentation.
- June 26 Agenda. July-December 2018 editorial calendar, National Night Out (August 7).

5. Adjournment: The May 22, 2018 meeting adjourned at 9:03 p.m.

These minutes respectively submitted by George Cushing, Secretary